

**ORDINANCE 17,684**

**AN ORDINANCE AMENDING APPENDIX A THE UNIFIED DEVELOPMENT CODE  
OF THE CITY OF PEORIA RELATING TO ADMINISTRATIVE DEVIATIONS FOR WALL SIGNS**

**WHEREAS**, the City of Peoria is a home rule municipality pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

**WHEREAS**, as a home rule municipality, the City may exercise any power and perform any function pertaining to its government and affairs including zoning regulations and uses; and

**WHEREAS**, the City of Peoria desires to amend Appendix A, the Unified Development Code;

NOW, AND THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS AS FOLLOWS:

Section 1: Appendix A of the Peoria City Code, being Ordinance No. 17,403 as adopted on October 11, 2016, is hereby amended by deleting the following stricken words:

**2.0 ADMINISTRATION**

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**2.6 VARIATIONS**

**2.6.1 Purpose**

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**A. Types of Variations**

1. Administrative Deviations. Deviations from height, yard, bulk, lot area, and fence height provisions of this ordinance that are less than twenty percent (20%) of the required standard.

**a. Specific Administrative Deviations for Form Districts, CN & CG**

**1) Building Envelope Standards**

**(i) Height**

- a) Minimum and maximum story heights - up to 10% for any one story, limit of 5% for any cumulative increase or decrease in building height. Street wall/fence requirements - up to 10%.
- b) Finished floor elevation - up to 5%.

**(ii) Siting**

- a) Required building line - increase of up to 6 inches (from specified 18 inches to 24 inches)
- b) Required building line (minimum percentage build-to) - reduction of up to 5% of required length.
- c) Mezzanine floor area - up to 10% additional area.
- d) Street wall requirements - up to 10%.
- e) Entrances (maximum average spacing) - up to 5% increase in spacing.

**(iii) Elements**

- a) Windows and Doors (minimum and maximum percent) - up to 5%
- b) Elements (minimum and maximum projections) - up to 5%

2) Architectural Standards

- (i) Primary and accent materials - up to 10%.
- (ii) Shopfront entry geometry - up to 10%.
- (iii) Materials - acceptable equivalent or better material.
- (iv) Wall Signs - façade placement for ~~one-story~~ structures constructed prior to the establishment of Unified Development Code in any form district. The wall sign must align with or be framed by the building's major architectural elements such as doors, windows, moldings, pilasters, arches, roof eaves, and/or cornice lines. The deviation will not be allowed if the property meets the Applicability Standards per Section 2.16 of Commercial, Office, Industrial Expansion of Building Area 51% or greater or Commercial, Office, Industrial Façade Changes.
- (v) Awnings and Overhangs - minimum height location for one story structures constructed prior to the establishment of Unified Development Code in any form district. The awning/overhang must align with or be framed by the building's major architectural elements such as doors, windows, moldings, pilasters, arches, roof eaves, and/or cornice lines. The deviation will not be allowed if the property meets the Applicability Standards per Section 2.16 of Commercial, Office, Industrial Expansion of Building Area 51% or greater or Commercial, Office, Industrial Façade Changes.


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Section 2. This Ordinance shall be in full force immediately and upon passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS

28th DAY OF May, 2019

APPROVED  
  
 \_\_\_\_\_  
 Mayor

ATTEST:  
  
 \_\_\_\_\_  
 City Clerk

EXAMINED AND APPROVED:  
  
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 Corporation Counsel